



4 New Croft, Weedon, Northamptonshire, NN7 4RJ

HOWKINS &  
HARRISON

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An established semi-detached family home which would benefit from cosmetic updating and improvement offered for sale with no upward chain, with off-road parking for multiple vehicles and a good sized gardens, nestled in the popular village of Weedon within close proximity to local amenities.

### Features

- Sold with no upward chain
- Semi-detached family home
- Three bedrooms
- Driveway for parking for multiple vehicles
- Gas Central Heating
- Enclosed low maintenance private garden
- In need of updating and modernisation
- Downstairs cloakroom
- Popular village location
- EPC Rating - C



## Location

The village of Weedon is located in the junction of the A5 Watling Street and the A45 with the M1. (Junction16) about three miles distant. Amenities include primary school, doctor's surgery, dentist, general store and parish Church. The history of this village makes it highly regarded and a sought after village to live in.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

Enter this property via a composite front door into the front hall with downstairs cloakroom and stairway rising to upper floor. Off the hallway, a bright lounge/dining room with feature fireplace and UPVC sliding door out on to a decked area. The kitchen is off the lounge and overlooks the rear garden, with wood finish fitted base and eye-level cupboards with space for fridge/freezer, washing machine and cooker. The back door leads into a covered lean-to utility area with access to front and rear gardens and a separate storage area.

## First Floor

Upstairs off the landing there are two good-sized double bedrooms with fitted wardrobes, bedroom two also houses a recently updated gas combi boiler. The third bedroom is a single room with a large, fitted wardrobe and linen cupboard, the bedrooms are served by a bright shower room with wash basin and under unit storage and a separate WC.

## Outside

At the front of the property there is a driveway with ample parking for up to 4 cars, bordered by mixed hedging and a flower bed. The rear garden that is accessed via the lean-to utility area is predominantly paved with two large, raised flower beds in the centre. There are two decked seating areas, one off the lounge and a larger area at the bottom of the garden adjacent to wooden shed.

## Viewing

Strictly by prior appointment via the selling agents  
Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

## Fixtures and Fittings


Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

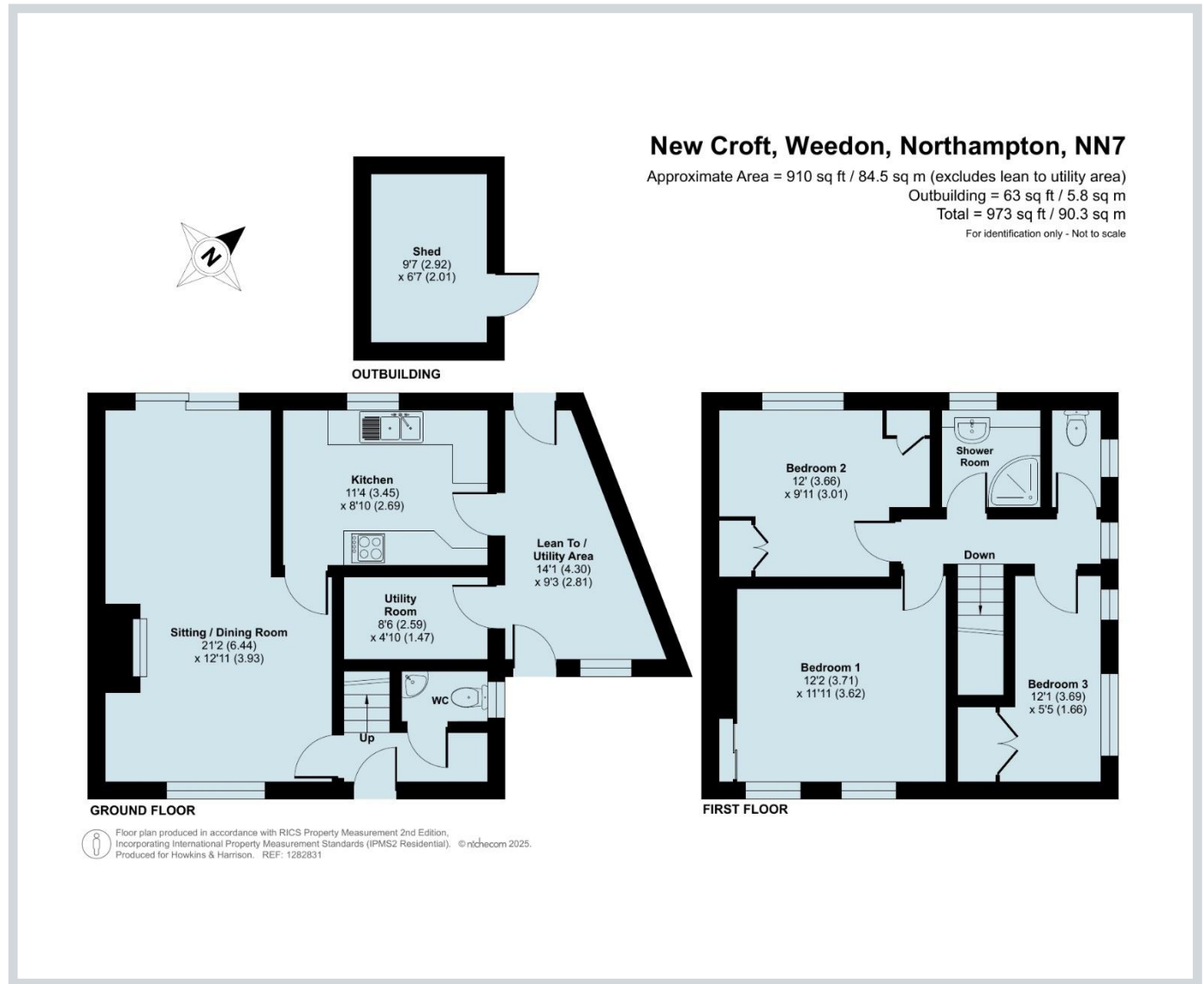
West Northamptonshire Council-Tel:0300-126700  
Council Tax Band-C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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